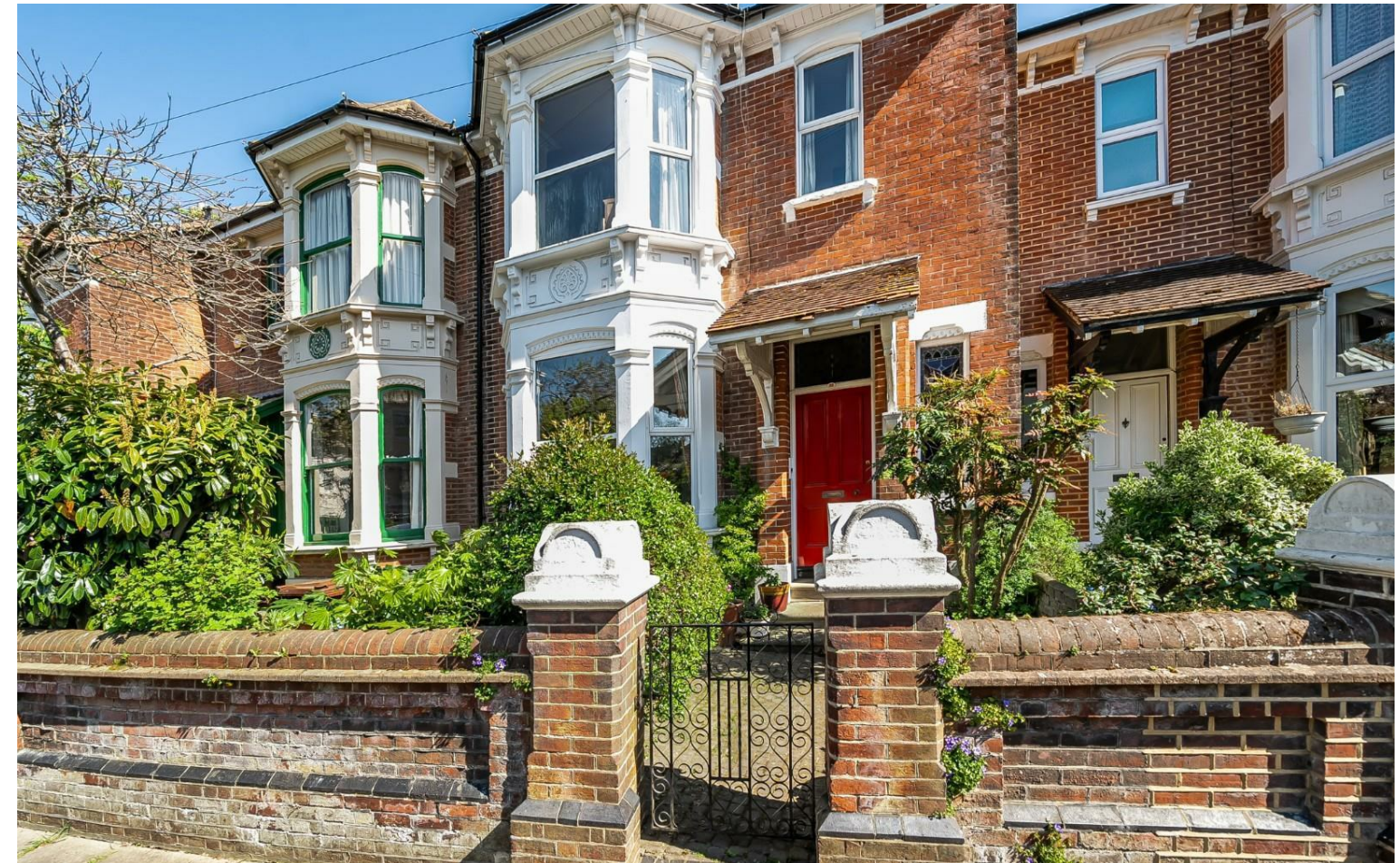




£625,000

Welch Road, Southsea PO4 0QD

**bernards**  
THE ESTATE AGENTS



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## HIGHLIGHTS

- ❖ SPACIOUS SOUTHSEA HOME
- ❖ FOUR BEDROOMS
- ❖ BASEMENT
- ❖ THREE RECEPTION ROOMS
- ❖ CHARACTER FEATURES
- ❖ REQUESTED LOCATION
- ❖ IMPRESSIVE SIZE GARDEN
- ❖ IDEAL FAMILY HOME
- ❖ CLOSE TO SEAFRONT
- ❖ CALL TO VIEW

**\*\*SPACIOUS FAMILY HOME IN HIGHLY POPULAR SOUTHSEA ROAD\*\***

Welcome to this impressive family home located in the popular Welch Road. This four bedroom terraced house offers plenty of space with accommodation over four floors and character features throughout for any new family to enjoy for many years to come.

Upon entry you are greeted with a grand entry hall and a large reception room, both flooded with natural light. As you make your way to the back of the house you have a further reception room, which leads to a conservatory with french doors into the large garden and the dining room

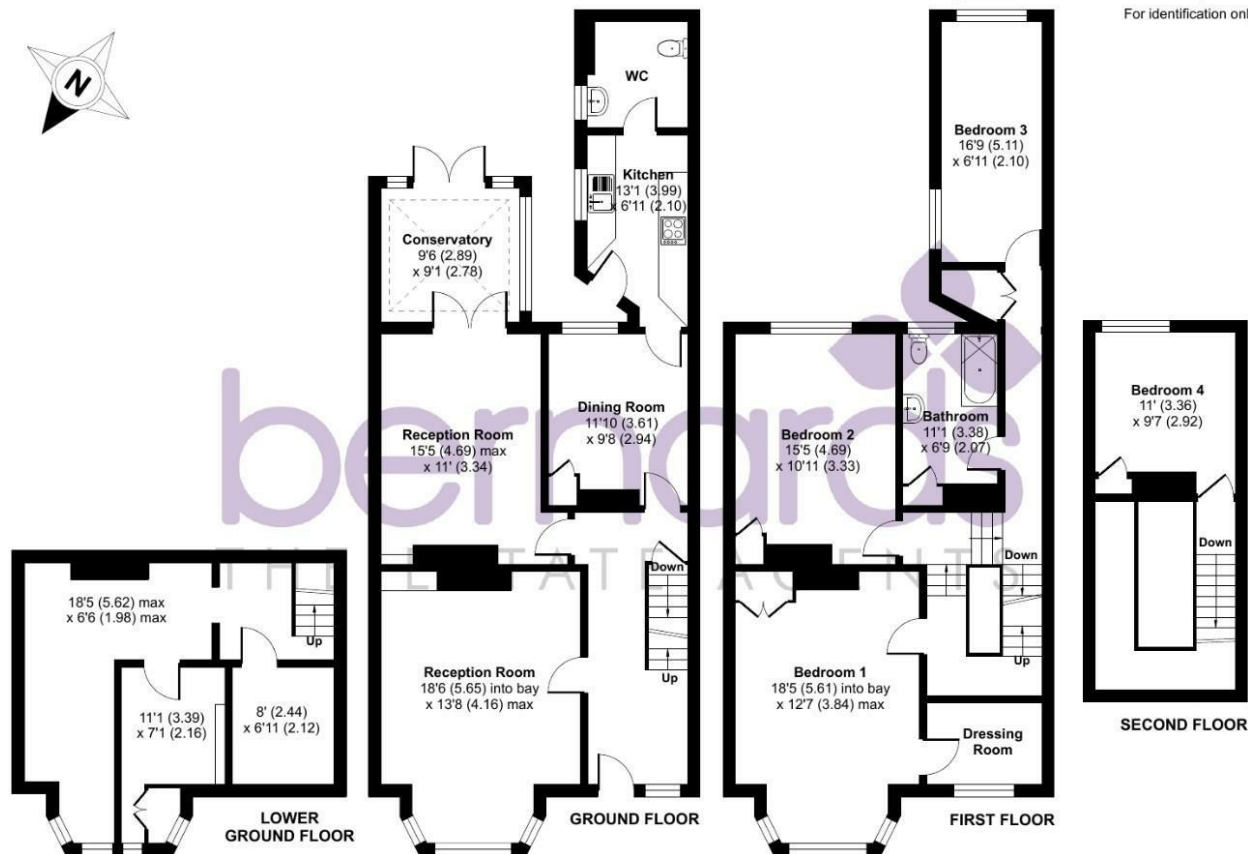
which is connected to the fitted kitchen and additional utility room. A downstairs W/C and large basement complete the ground floor.

Over the top two floors you will find four good size bedrooms with the large master bedroom boasting a walk-in dressing room. The exposed staircase showcases the wide hallways leading you around the home. A fitted three piece bathroom, located at the rear of the property, completes the accommodation.

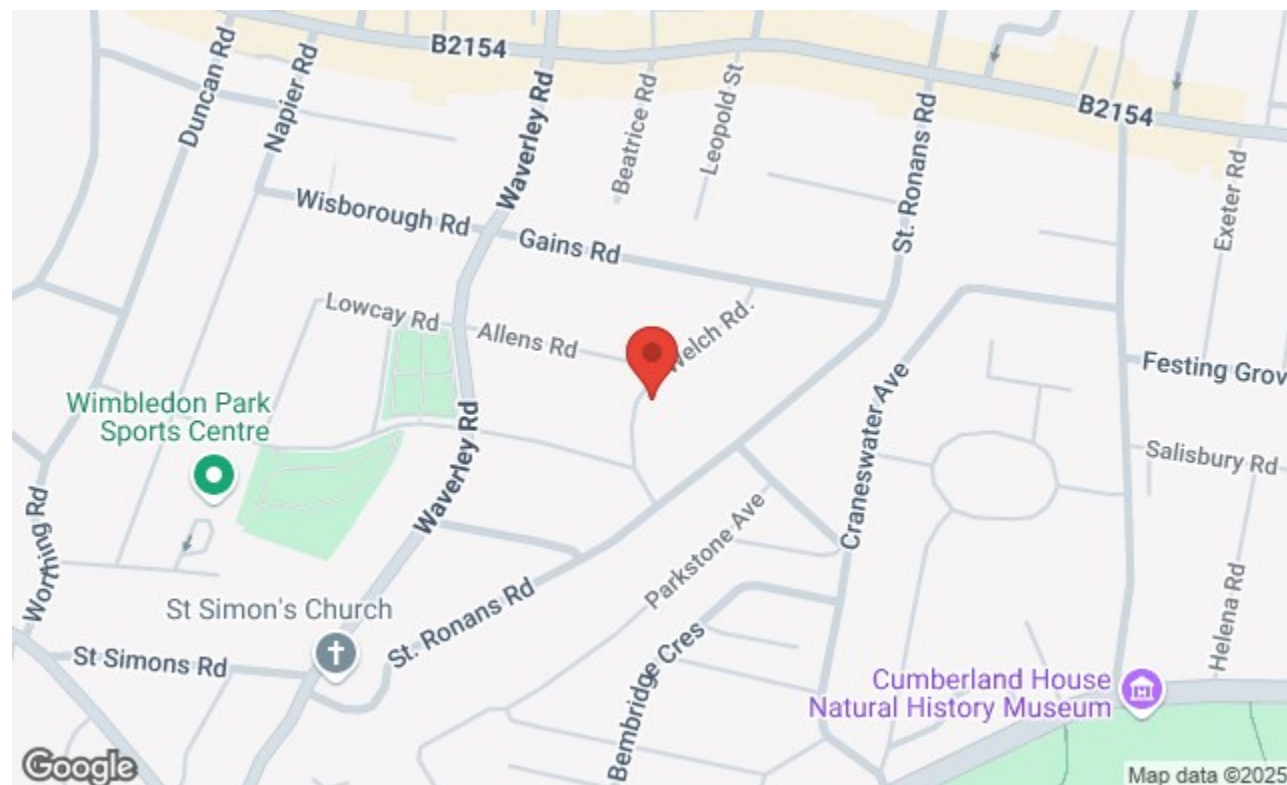
A viewing is highly advised to appreciate the space on offer at this home. Centrally located to southsea, the property is a short walk to both the seafront and Albert Road. Call to view!

## Welch Road, Southsea, PO4

Approximate Area = 2306 sq ft / 214.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1285598



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



Call today to arrange a viewing  
02392 864 974  
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# PROPERTY INFORMATION

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving

process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## RECEPTION ONE

18'6" x 13'7" (5.65 x 4.16)

## RECEPTION TWO

15'4" x 10'11" (4.69 x 3.34)

## CONSERVATORY

9'5" x 9'1" (2.89 x 2.78)

## DINING ROOM

11'10" x 10'11" (3.61 x 3.33)

## KITCHEN

13'1" x 6'10" (3.99 x 2.10)

## W/C

## BASEMENT

## BEDROOM ONE

18'4" x 12'7" (5.61 x 3.84)

## BEDROOM TWO

15'4" x 10'11" (4.69 x 3.33)

## BEDROOM THREE

16'9" x 6'10" (5.11 x 2.10)

## BEDROOM FOUR

11'1" x 9'6" (3.38 x 2.92)

## BATHROOM

11'1" x 6'9" (3.38 x 2.07)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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